

City of Sumner

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable: *Sumner Park 410*

2. Name of applicant: *Roger & Henry Hebert*

3. Address and phone number of applicant and contact person:

*Roger & Henry Hebert
2020 A Street S.E. Suite 101
Auburn Wa 98002
253-931-8888*

4. Date checklist prepared: *September 13, 2016*

5. Agency requesting checklist: *City of Sumner*

6. Proposed timing or schedule (including phasing, if applicable):

Start as soon as permits are issued with completion in the Spring/Summer of 2017. Project may be phased with the larger multi-story building constructed first, and the surrounding smaller structures built as the facility becomes leased up. Also a fill & grading permit may be applied for in advance of the other construction permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Only as described above.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None is known, possibly for any developments in the surrounding area.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Sepa; fill & grade, site development & building permits; DOE NPDES permit, possibly a permit from WSDOT for the cul-de-sac reconstruction.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes to construct (9) metal buildings totaling 130,920sf (+ or -) on a 4.48 acre vacant site along with associated parking, landscaping & maneuvering areas. Proposed use will be speculative retail lease space and self-storage (B, M1, S1 occupancies). Buildings are vary in size and are anticipated as (1) story except Building A is proposed as (4) stories totaling 99,040sf.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at the West end of Auto Ln in the NE ¼ of section 30, T20N, R5E, WM on APN 052030-1039. See project site plans for legal description & vicinity map. Adjacent site to East is Honda of Sumner with an address of 16302 Auto Ln.

TO BE COMPLETED BY APPLICANT
B. ENVIRONMENTAL ELEMENTS

**EVALUATION FOR
 AGENCY USE ONLY**

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
Flat.
- b. What is the steepest slope on the site (approximate percent slope)?
General site slopes are less than 2%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Soils are listed as Puyallup fine sandy Loam & Sultan Silt Loam by the SCS.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None are known.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Grading/fill will occur as necessary to achieve finish grades that will drain to the public storm system. Estimated fill quantities are 18,000 cy to raise the site 2-4 feet. Fill would be from local pits, source unknown at this time. Cuts of 4,000 cy are anticipated for grubbing, utilities, etc.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
A temporary chance exists after grading & filling.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 70% of the site area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control measures as required by the City of Sumner will be installed prior to commencing construction activities; ie filter fencing, gravel construction entrance, water of exposed soil and temporary drainage/sediment control as/if necessary.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction dust & exhaust emissions associated with the construction equipment is expected, vehicle emissions after construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known that would affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed.

3. Water

- a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Drainage ditches exist to the north, south & west of the site and (2) storm water ponds exist on the East side of the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. The on site development will occur adjacent to these drainage features, and discharge storm water to the ditch along the west property line.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Site is proposed to be graded to direct the storm water surface flows to the project storm system.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None is anticipated.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None is anticipated other than incidental storm water infiltration.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is anticipated to be discharged into the ground as a result of this project.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from the entire site via downspouts & catch basins, routed to a detention gallery at the SW portion of the property, thru a flow restrictor, and pass thru a water quality system per City of Sumner design standards. Storm water will then be discharged to the existing ditch West of the property, flow north under SR410, and eventually flow to the White River.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No unusual waste material is anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

See item c.1) above.

4. Plants

- a. Check or circle types of vegetation found on the site:
deciduous tree: alder, maple, aspen, other: *cotton wood*
evergreen tree: fir, cedar, pine, other
shrubs
grass
pasture
crop or grain
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation *blackberry brambles*
- b. What kind and amount of vegetation will be removed or altered?
The entire site will be cleared prior to construction except for the existing pond areas which are fenced and will remain undisturbed.
- c. List threatened or endangered species known to be on or near the site.
None are known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Landscaping will be provided per City of Sumner Ordinance. See site plan for areas denoted for landscaping.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: Robin, Crow
mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel,
fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
None are known.
- c. Is the site part of a migration route? If so, explain.
Not to my knowledge, possibly part of the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
None proposed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting & general use, natural gas for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not to my knowledge.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Construction will be per the Washington State Energy Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No unusual hazards are known/anticipated.

- 1) Describe special emergency services that might be required.

The need for special emergency services is not anticipated. Normal services (ie, fire & police) are already available to the site & surrounding area.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

- b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

SR410 to North, but none are known that would affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Operation noise will be consistent with the zone & type of use proposed. Temporary noise will result from the construction of the proposed buildings approximately from 7am to 5pm.

- 3) Proposed measures to reduce or control noise impacts, if any:

None proposed.

8. Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

The site is vacant, cleared, filled and covered with sparse grass. (2) detention ponds exist on the East side of the parcel that are surrounded by shrubs and small deciduous trees. SR410 is to the North, Honda of Sumner to the East,, and agricultural properties to the West and South (Pierce County).

- b. Has the site been used for agriculture? If so, describe.

Possibly in the past.

- c. Describe any structures on the site.

The site is vacant other than the existing ponds and access.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Interchange Commercial IC.

- f. What is the current comprehensive plan designation of the site?

Believed to be commercial.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not to my knowledge.

- i. Approximately how many people would reside or work in the completed project?

Approximately 30 to 36 people.

- j. Approximately how many people would the completed project displace?

No displacement will occur.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will be compatible with the zoning ordinance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Building A is anticipated at 50 feet in height, other buildings will be less than 20 feet. Buildings are anticipated to have painted metal exterior with architectural accents.

- b. What views in the immediate vicinity would be altered or obstructed?

The building/project would be incorporated into the surrounding views.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Employ professional design meeting the City of Sumner Ordinance.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Security lighting at night placed on the building exterior.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal?

None are known.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Security lighting will be directed on-site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City parks and Lake Tapps are in the vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None are known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known in the vicinity of the site.

- c. Proposed measures to reduce or control impacts, if any:

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Auto Ln to 166th Avenue East and SR410.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not known.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

79 stalls are proposed, none eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- None other than a reconstruction of the cul-de-sac at the west end of Auto Ln to current City standards.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- No.*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- Traffic volumes are unknown at this time but a traffic impact analysis is being performed.*
- g. Proposed measures to reduce or control transportation impacts, if any:
- None proposed.*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- A significant increase is not anticipated.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- None proposed other than paying taxes and designing the project per City of Sumner Ordinances.*

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
- Electricity and natural gas by PSE, water & sewer from City of Sumner, refuse by Waster Management, telephone by CenturyLink.*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Alan F. M.

Date Submitted:

2/13/16